



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
SUBDIVISION REPORT - CONCEPT**

▶ **FILE #:** 3-SA-13-C

**AGENDA ITEM #:** 8

**AGENDA DATE:** 3/14/2013

▶ **SUBDIVISION:** UNIVERSITY COMMONS

▶ **APPLICANT/DEVELOPER:** SITE, INC.

**OWNER(S):** Miles Cullem

**TAX IDENTIFICATION:** 108 F B 00102

**JURISDICTION:** City Council District 1

▶ **LOCATION:** North side of Joe Johnson Dr., south of Kingston Pk.

**SECTOR PLAN:** Central City

**GROWTH POLICY PLAN:** Urban Growth Area (Inside City Limits)

**WATERSHED:** Third Creek

▶ **APPROXIMATE ACREAGE:** 11.84 acres

▶ **ZONING:** C-3 (General Commercial), O-2 (Civic and Institutional) F-1 (Floodway) Districts

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Public street

**SURROUNDING LAND USE AND ZONING:** Property in the area is zoned O-2 office and C-3 commercial. Development in the area consists of the University of Tennessee campus and the proposed Walmart/Publix commercial development.

▶ **NUMBER OF LOTS:** 0

**SURVEYOR/ENGINEER:** Site Inc.

**ACCESSIBILITY:** Access is via Joe Johnson Dr., a local street with a pavement width of 60' within a 75' wide right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** Not identified

**STAFF RECOMMENDATION:**

▶ **APPROVE the concept plan subject to 2 conditions**

1. Meeting all applicable requirement of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Knoxville Engineering Dept.

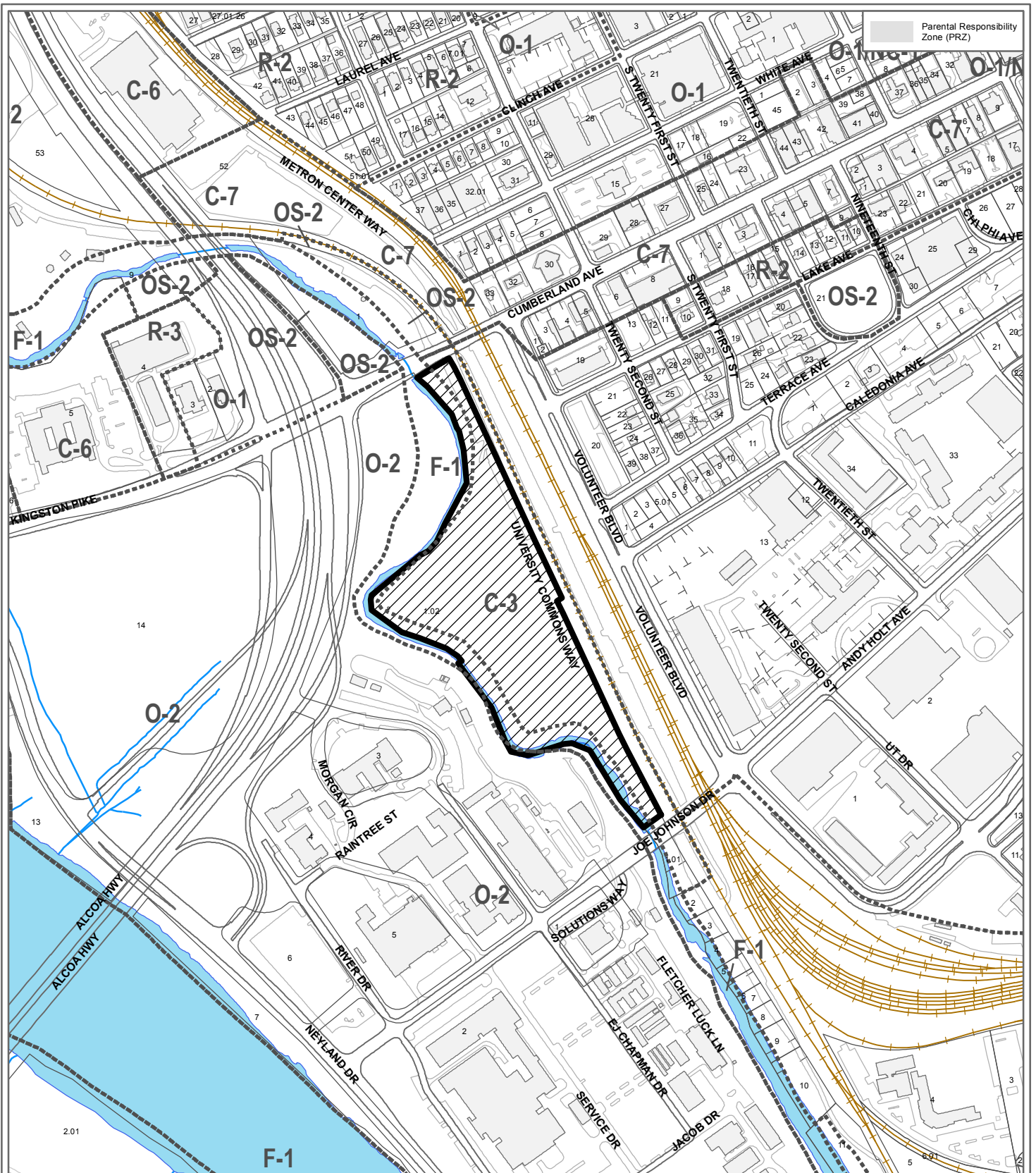
**COMMENTS:**

The applicants, as a part of the Walmart/ Publix commercial development, have submitted this plan for the bridge that will connect the project to Joe Johnson Dr. The bridge has been submitted as a concept plan so that it can potentially be dedicated as a public street in the future.

**ESTIMATED TRAFFIC IMPACT:** Not calculated.

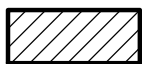
**ESTIMATED STUDENT YIELD:** Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



**3-SA-13-C  
CONCEPT PLAN**

Subdivision: University Commons



Approval of Concept Plan

Map No: 108

Jurisdiction: City

Original Print Date: 2/26/2013  
 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





